

**NOTICE OF PUBLIC MEETING**  
**ALBANY REVITALIZATION AGENCY**  
Council Chambers  
Wednesday, May 20, 2009  
Immediately Following the CARA Advisory Board Meeting

**AGENDA**

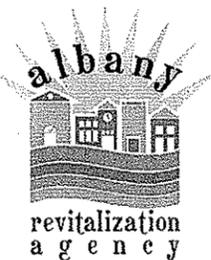
1. CALL TO ORDER (Chair Floyd Collins)
2. ROLL CALL
3. APPROVAL OF MINUTES:  
    > April 15, 2009. [Pages 1-2]  
    Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Adoption of Resolutions
    - 1) Ward proposal on Smith properties – 222 & 228 Third Avenue SE (\$40,000 and \$80,000 forgivable loans). [Pages 3-6]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 2) Monteith Historical Society request – 518 Second Avenue SW (\$12,000 grant). [Pages 7-8]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 3) Brown request – 240 First Avenue West (\$70,000 matching grant). [Pages 9-10]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
    - 4) City of Albany request – Broadalbin Street from First Avenue south to the alley (\$45,000). [Page 11]  
    Action: \_\_\_\_\_ ARA RES. NO. \_\_\_\_\_
5. BUSINESS FROM THE AGENCY
6. NEXT MEETING DATE: *Next regular meeting Wednesday, June 17, 2009*
7. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

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*The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling (541) 917-7500.*

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APPROVED: \_\_\_\_\_

**CITY OF ALBANY**  
**Albany Revitalization Agency**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, April 15**

**MINUTES**

Agency Members present: Mayor Sharon Konopa and Councilors Jeff Christman, Bessie Johnson, Dick Olsen, and Ralph Reid, Jr.

Agency Members absent: Councilors Bill Coburn and Floyd Collins

Staff present: Urban Renewal Manager Kate Porsche and Administrative Assistant Teresa Nix

CALL TO ORDER

Vice Chair Jeff Christman called the meeting to order at 8:02 p.m.

APPROVAL OF MINUTES

March 18, 2009

**MOTION:** Bessie Johnson moved to approve the March 18 minutes as presented. Ralph Reid, Jr., seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

None.

Adoption of Resolution

*Annunzio - Shultz Building*

**MOTION:** Sharon Konopa moved to approve the resolution establishing a final action on the Annunzio's request for forgivable loan funds for the property at 212 First Avenue East. Reid seconded the motion, and it **passed** unanimously. The resolution was designated as ARA Resolution No. 2009-4

BUSINESS FROM THE AGENCY

None.

NEXT MEETING

The next regular meeting will be held Wednesday, May 20, 2009, immediately following the CARA Advisory Board meeting.

ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 8:05 p.m.

Respectfully submitted by,

Reviewed by,

Teresa Nix  
Administrative Assistant

Kate Porsche  
Urban Renewal Manager

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON THE ALBANY REDEVELOPMENT LLC'S REQUEST FOR FORGIVABLE LOAN FUNDS FOR THE PROPERTY KNOWN AS 222 THIRD AVENUE SE

WHEREAS, the aforementioned applicants have requested a forgivable loan from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Alford Ward has requested \$40,000.00 in a Forgivable Loan from the ARA to complete \$207,900.00 in project work including at the property known as 222 Third Avenue SE.
2. Return of Public Funds: The return of some of the public funds will be seen through an anticipated tax-increment increase. Albany Redevelopment, LLC is in the process of restoring 222 Third Avenue SE at a cost of over \$207,900. Return of public funds through tax-increment on the overall project is likely over the course of approximately seven years.
3. Financial Condition of the Agency: As of the April 15, 2009, meeting the CARA Fund had the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
4. Historic Preservation: This project would complete the rehabilitation of a historic building, the Woods Apartment Building.
5. Public Good: This project will bring low-income housing which meet social goals.
6. Location: The project is located on the cusp of downtown in an important location that transitions downtown to the Hackleman Historic District.
7. Process Compliance: Albany Redevelopment has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that this project would meet many of the objectives of the Urban Renewal Plan. These objectives include encouraging home ownership, assisting with low-income housing, and bringing density to the core of our city. Albany Redevelopment has a proven track record of success with projects in Albany and would be helping to finish out a project that has stagnated. Though this means that we would be releasing our liens on the property for the \$250,000 CARA had previously invested, the total amount of this request and that \$250,000 is the same amount that CARA had originally approved; and

BE IT FURTHER RESOLVED that the ARA's approval of this Forgivable Loan is subject to staff direction concerning the appropriate means to secure applicants' compliance with Forgivable Loan applications and contracts and further that this Forgivable Loan is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF MAY 2009.

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ARA Chair

ATTEST:

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City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON THE ALBANY REDEVELOPMENT LLC'S REQUEST FOR FORGIVABLE LOAN FUNDS FOR THE PROPERTY KNOWN AS 228 THIRD AVENUE SE

WHEREAS, the aforementioned applicants have requested a forgivable loan from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Alford Ward has requested \$80,000.00 in a Forgivable Loan from the ARA to complete \$834,000.00 in project work including at the property known as 228 Third Avenue SE.
2. Return of Public Funds: The return of some of the public funds will be seen through an anticipated tax-increment increase. Albany Redevelopment is in the process of constructing six townhomes at 228 Third Avenue SE at a cost of over \$834,000. Return of public funds through tax-increment on the overall project is likely over the course of approximately seven years.
3. Financial Condition of the Agency: As of the April 15, 2009, meeting the CARA Fund had the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
4. Public Good: The low-income housing and home ownership components meet the social goals.
5. Location: The project is located on the cusp of downtown in an important location that transitions downtown to the Hackleman Historic District.
6. Process Compliance: Albany Redevelopment has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that this project would meet many of the objectives of the Urban Renewal Plan. These objectives include encouraging home ownership, assisting with low-income housing, and bringing density to the core of our city. Albany Redevelopment has a proven track record of success within Albany and would be helping to finish out a project that has stagnated. Though this means that we would be releasing our liens on the property for the \$250,000 CARA had previously invested, the total amount of this request and that \$250,000 is the same amount that CARA had originally approved; and

BE IT FURTHER RESOLVED that the ARA's approval of this Forgivable Loan is subject to staff direction concerning the appropriate means to secure applicants' compliance with Forgivable Loan applications and contracts and further that this Forgivable Loan is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF MAY 2009.

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ARA Chair

ATTEST:

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City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON THE MONTEITH SOCIETY'S REQUEST FOR GRANT FUNDS FOR THE PROPERTY KNOWN AS 518 SECOND AVENUE SW

WHEREAS, the aforementioned applicant has requested \$12,000.00 from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: The Monteith Society has requested \$12,000.00 in a 100 percent Grant from the ARA to complete \$12,000.00 in project work including paint removal, priming & painting, porch repair, and floor reinforcement at the property known as 518 Second Avenue SW.
2. Return of Public Funds: The return of public funds is not anticipated on this project as the property is owned by the City.
3. Financial Condition of the Agency: As of the April 15, 2009, meeting the CARA Fund had the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
4. Historic Preservation: This project would complete the rehabilitation of Albany's oldest historic building.
5. Public Good: The Monteith House museum is a people-attractor for our city, and its repair and continued use will benefit the general public.
6. Location: The Monteith House is located very near the downtown core.
7. Process Compliance: The Monteith Society has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that this modest request will complete a substantial amount of project work related to the rehabilitation of Albany's signature historic property—a property owned by the City. This property is a magnet for visitors, thus creating vitality in our downtown core. Additionally, the Monteith Society's work over the years and, specifically in this important year celebrating Oregon's sesquicentennial, has been an important part of the culture of Albany; and

BE IT FURTHER RESOLVED that the ARA's approval of this 100 percent Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Grant applications and contracts and further that this Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF MAY 2009.

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ARA Chair

ATTEST:

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City Clerk

ARA RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON MICHAEL BROWN'S REQUEST FOR MATCHING GRANT FUNDS FOR THE PROPERTY KNOWN AS 240 FIRST AVENUE WEST

WHEREAS, the aforementioned applicant has requested \$70,000.00 from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: Michael Brown has requested \$70,000.00 in a Matching Grant from the ARA to complete \$270,000.00 in project work including at the property known as 240 First Avenue West.
2. Return of Public Funds: The return of some of the public funds will be seen through an anticipated tax-increment increase. Estimates indicate that the CARA Fund income would be about \$34,000 per year. Michael Brown is in the process of restoring 240 First Avenue West at a cost of over \$270,000. Return of public funds through tax-increment on the overall project is likely, though it will take approximately 13 years.
3. Financial Condition of the Agency: As of the April 15, 2009, meeting the CARA Fund had the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
4. Economic Development: The new restaurant component could be considered an economic development benefit.
5. Historic Preservation: The preservation work on the exterior of the building was completed by the building owner.
6. Public Good: The food/beverage aspects would draw people to downtown; additionally, the outdoor seating would act as an attractor.
7. Location: The project is located at a key intersection downtown, on the corner of First and Broadalbin.
8. Process Compliance: Mr. Brown has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that this project brings a high-end establishment that would complement our existing businesses and would bring a high-visibility business to one of the best locations in our downtown; and

BE IT FURTHER RESOLVED that the ARA's approval of this Matching Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Matching Grant applications and contracts and further that this Matching Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF MAY.

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ARA Chair

ATTEST:

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City Clerk

A RESOLUTION OF THE ALBANY REVITALIZATION AGENCY (ARA) ESTABLISHING A FINAL ACTION ON THE CITY OF ALBANY'S REQUEST FOR GRANT FUNDS FOR THE PROPERTY KNOWN AS BROADALBIN SIDEWALK

WHEREAS, the aforementioned applicant has requested \$45,000.00 from CARA funding; and

WHEREAS, the CARA Advisory Board has made its recommendation for approval of this request; and

WHEREAS, the ARA resolved that it would have the final action to approve or deny a developer partnership, grant, or loan application.

NOW, THEREFORE, BE IT RESOLVED that the Albany Revitalization Agency finds:

1. Overview: The City of Albany has requested \$45,000.00 in a Grant from the ARA to complete \$45,000.00 in project work including at the property known as Broadalbin Sidewalk.
2. Return of Public Funds: The return of the public funds will not be seen as this is a public project.
3. Financial Condition of the Agency: As of the April 15, 2009, meeting the CARA Fund had the cash on hand to pay for this project, cover the annual debt service, and still leave room for future borrowing.
4. Public Good: This project will upgrade the sidewalk, create a nice seating area, and complete this part of the esplanade construction.
5. Location: The project is located at a key intersection downtown, on the corner of First and Broadalbin.
6. Process Compliance: The City of Albany has complied with all steps in the process.

BE IT FURTHER RESOLVED that the ARA concludes that Broadalbin Street has always been considered one of the main pedestrian walkways between the courthouse and the river. Original plans called for Broadalbin to be one of the "pedestrian esplanades" in our city. With the possibility of a forthcoming restaurant in the space and with the poor condition of the sidewalk, this is an opportune time to upgrade this sidewalk and create a nice seating area on the corner; and

BE IT FURTHER RESOLVED that the ARA's approval of this Grant is subject to staff direction concerning the appropriate means to secure applicants' compliance with Grant applications and contracts and further that this Grant is subject to appropriate land use approval; and

BE IT FURTHER RESOLVED that the ARA approves this request for funds.

DATED AND EFFECTIVE THIS 20<sup>TH</sup> DAY OF MAY 2009.

\_\_\_\_\_  
ARA Chair

ATTEST:

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City Clerk